Simon Gladwin
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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2023/0518**) which was valid on the 7 July 2023 for permission for **Change of use redundant building 'The Old Estate Yard' to form one dwellinghouse at Buildings And Land Adjacent Estate House Lambhouse Lane Shottle.**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the amended drawings 2123-P-1300 Rev E, 21223-P-1301 Rev C, 2123-P-1301.1 Rev C, 21223-P1302 Rev D, 21223-P-1302.1 Rev C, 21223-P-1303 Rev D, 21223-P-1360 rev F, 21223-P-1361 Rev D, 21223-P-1362 Rev D, 21223-P-1363 Rev D and 21223-P-1370 received on 02.10.2023, and amended drawings 21223-P-1321 Rev D and 21223-P-1320 Rev D received on 08.11.2023.

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Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

3. The submitted arboricultural report by Cheshire Woodlands dated 03.01.2023 shall be implemented in full on commencement of the development unless otherwise agreed in writing with the Local Planning Authority.

   Reason: The tree(s) in question are considered to be features of significance. This condition is imposed to ensure that they are satisfactorily protected during the period when construction works take place on the site in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

4. Notwithstanding the submitted drawings, full details of the setting out, coping and fixings of the ashlar slate panels to the balustrade / retaining wall shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

5. Notwithstanding the submitted drawings, the application shall not include the glass balustrade, as shown on Elevation 11 - Drawing 21223-P-1321 Rev. C. Full details of any alternative balustrade to protect from falls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then accord fully with the approved drawings.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a method statement for landscaping of the site and construction of new hard surfacing within root protection areas, as referred to within the arboricultural report. The approved method statement shall be fully adhered to

   Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

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7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping including all boundaries, hard surfacing and gates. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

8. Notwithstanding the submitted drawings, full details of the slot windows identified to the study reference 5WF.03 shall be submitted to and agreed in writing with the Local Planning authority prior to installation. The development shall then accord fully with the approved drawings.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

9. Notwithstanding the submitted roofing materials and details, samples of the tiles shall be submitted to and agreed in writing with the Local Planning authority prior to installation. The development shall then accord fully with the approved samples.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

10. Notwithstanding the submitted drawings, fully detailed construction drawings for both timber windows and metal windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to installation. These shall show sections through the existing masonry and inserted doors and windows, to illustrate the various different applications, and sections through the proposed windows and doors. The development shall then accord fully with the approved drawings.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

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11. Notwithstanding the submitted details, full details of the interface of the kitchen/ dining doors shall be submitted and approved in writing by the Local Planning Authority. These shall show sections through the existing masonry and inserted doors, to illustrate the various different applications, and sections through the proposed doors. The development shall then accord fully with the approved drawings.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

12. Notwithstanding the submitted plans, full working drawings of the external / retaining wall and balustrade and the original gable elevation of the existing building shall be submitted to and agreed in writing prior to works commencing on these elements. The development shall then accord fully with the approved drawings.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

13. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2008 (or any other revoking and re-enacting that Order) no development relating to Class A, B, C, D or E of Part 1 of Schedule 2 (erection of extensions; alterations to the roof; buildings incidental to the enjoyment of the dwelling house; the insertion, enlargement, improvement or replacement of windows or doors; erection or construction of a porch) or the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking and re-enacting that Order) no development relating to Class A of Part 2 of Schedule 2 (erection of walls, fences, enclosures) shall be undertaken without the prior written approval of the Local Planning Authority.

    Reason: To protect the character and visual amenities of the locality in accordance with policy LS3 and H12 of the Adopted Amber Valley Borough Local Plan 2006..

14. Prior to commencement, the building and its ancillary structures and setting shall be recorded to a Level 3 - Historic England survey, in accordance with the latest (May 2016) guidance - 'Understanding Historic Buildings - a Guide to Good Recording Practice'. This shall be subject to a detailed (WSI) Written Scheme of Investigation, to be agreed with the Local Planning Authority, setting out the method of recording, post-investigation assessment and subsequent analysis, publication & dissemination and deposition of reports and photographs, and the qualifications of the assessor.

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Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 205 of the NPPF.

15. Notwithstanding the submitted details, full details of the west boundary stone wall shall be submitted to and agreed in writing with the Local Planning Authority. The details should include coursing details, coping details, including samples of any new stone. The walls shall be completed in accordance with the approved details prior to the occupation or commencement of use of the development.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the building in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

16. Replacement nesting features for sparrows shall be installed, as specified in the bat & bird presence/absence survey report (Evolution Ecology, Jan 2023) prior to occupation of the hereby approved dwelling.

    Reason: To improve the biodiversity of the local area in accordance with saved policy EN13 of the Adopted Amber Valley Borough Local Plan 2006.

17. To provide ecological enhancement, one or more of the following shall be installed at the site:
    - Bat box / brick on building or tree
    - Habitat box/brick for solitary bees (to be positioned in full sun)
    - Open fronted bird nest suitable for robin (to be positioned in a sheltered place such as dense shrubby vegetation or ivy cover)
    - Details of the ecological enhancement shall be submitted to and agreed in writing with the Local Planning Authority prior to occupation.

    Reason: To improve the biodiversity of the local area in accordance with saved policy EN13 of the Adopted Amber Valley Borough Local Plan 2006.

18. The submitted parking shown on the amended drawing 2122-P-1302 Rev D shall be implemented in full prior to occupation of the dwelling.

    Reason: In the interests of the safety of the users of the access and public highway safety in general in accordance with policy TP1 of the Adopted Amber Valley Borough Local Plan 2006.

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Notes

Attention is drawn to the attached notes:

1 Due to the variable nature of agricultural use it is theoretically possible that the ground may have become contaminated. Contamination can occur due to fuels, chemicals, or materials stored or used in, or around structures; this includes any nearby 'farm pits'. The applicant should seek professional advice should contamination be suspected at any stage of the development, and inform the Council's Scientific Officer at the earliest opportunity.

The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway. More information regarding land contamination can be found on the Councils Land Pollution web page (www.ambervalley.gov.uk/environment-and-planning/pollution).

2 The developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. The developer/landowner/ land manager may be liable if they fail to identify and manage any ACM appropriately.
More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).

3 The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicleaccesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.

4 The applicant is advised that to protect nesting sparrows, prior to commencement of any works during the typical bird nesting season (March to August inclusive), a check for nesting birds must be carried out by a suitably experienced ecologist. Any active nests must be left in situ and undisturbed until the young have fledged.

5 In relation to condition 14 this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI .

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Reasons for Granting Permission

In granting permission for this development the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the saved policies of the Adopted Amber Valley Borough Local Plan 2006:

LS1 - Sustainability criteria
LS3 - Design
H6 - Countryside Conversion
H5 - Housing development outside settlements
EN1 - Countryside
TP1 - Impact on the Transport Network
TP6 - Parking
EN13 - Nature Conservation
EN16 - Pollution
EN8 - Landscape Features

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 38 of the NPPF the local planning authority has approached the decision making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should**

be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.